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THE BRITISH CANADIAN LAND AND SETTLEMENT COMPANY, LIMITED.

(Incorporated under the Companies' Act, 1862 and 1867.)

CAPITAL, £250,000, IN 25,000 SHARES OF £10 EACH.
FIRST ISSUE, 10,000 SHARES.

Directors.

WILLIAM ARTHUR, ESQ., MERCHANT, WOODLEA-BOTHWELL.
JOHN CUNNINGHAM, ESQ. (OF CHAPELTON), OF SMART & CUNNINGHAM, IRONFOUNDERS,
BARRHEAD.
MATTHEW FAIRLEY, ESQ., OF M. FAIRLEY & CO., MERCHANTS, GLASGOW.
ADAM HOUSTON, ESQ., OF HOUSTON & MCNAIRN, PRODUCE MERCHANTS, GLASGOW.
CHARLES MITTAND, ESQ., OF R. MEIKLEJOHN & SON, BASS CREST BREWERY, ALLOA.
JAMES ROBERTSON, ESQ., OF JOHN ROBERTSON & CO., COTTON SPINNERS, NEWHALL.
JAS. SALMON, ESQ., I.A., OF JAS. SALMON & SON, ARCHITECTS, GLASGOW.
JOHN SPENCER, ESQ., MERCHANT, 125 WEST REGENT STREET, GLASGOW.

Law Agents.

BROWN, DUNLOP, & LINDSAY, WRITERS, 87 WEST REGENT STREET, GLASGOW.

Managers and Secretaries.

W. G. & J. W. LINDSAY, ACCOUNTANTS, 3 WEST REGENT STREET, GLASGOW.

Brokers.

MOORE & BROWN, 166 ST. VINCENT STREET, GLASGOW.
DYKES & MACLAGAN, 79 ST. VINCENT STREET, GLASGOW.

Commissioners in Canada.

JOHN DUNLOP, ESQ., CRAIGOWAN, WOODSTOCK; AND COL. DAVID SHAW, KINGSTON.

PROSPECTUS.

THE Company is formed to take up and develop lands in Western Canada, extending to TWO HUNDRED AND FIFTY THOUSAND ACRES, obtained in free grant from the Dominion Government by this Company, and of such other and similar grants as may hereafter be negotiated, and that First, by settling upon the lands, emigrants from this or other countries, to whom free grants of alternate lots for moderate-sized farms will be given by the Company, along with advances for passage-money, implements, seed, &c.; and Second, to hold for increased value the alternate reserved farms and sites suitable for towns, ~~now~~ lying in the line of projected Railway routes to the west, or of mineral value.

One of the most note-worthy features of the present time is the vast and continuous flow of population from the British Isles to the United States and the Colonies—amounting to Two Millions every ten years; and that much the larger proportion of these emigrants have hitherto gone to the United States, is due to the operation of various causes, among which may be noted the priority of the States as longer settled, and the great ignorance which has prevailed of the unbounded resources of the North-Western parts of the Dominion of Canada, which have only recently been opened up to settlers.

The recent acquisition by the Dominion Government of the Hudson's Bay Company's territory has opened up 1,300,000 square miles of country, from Manitoba to the base of the Rocky Mountains, known as the "fertile belt of America," well watered, free from droughts, over much the largest portion of which grain crops can be grown. The grain-producing soil and climate of the North-Western territory is *greater in extent and finer in quality* than that of the United States.

In the best part of the North-West territory the province of Manitoba has been constituted, having an area of 14,000 square miles. The Summer Isothermal of 65° cuts the north-east corner of Manitoba, and that of 70° passes a little to the south-west. The Summer temperature of Great Britain is about 67°. The Winter Isothermal of 15° passes through Manitoba. The climate is thus moderate.

The whole territory is being laid off in Townships, in terms of the Canadian Land Act—each Township having an area of 36 square miles, or about 25,000 acres. For some time back a special survey of the province has been in progress under the direction of the Dominion Government, and the survey of a considerable number of Townships has now been completed, the boundary lines laid down, and the nature of the soil and aspect of the country in each ascertained, the whole being detailed in Reports, printed by order of Parliament, for the years ending 30th June, 1872 and 1873.

The Dominion and Provincial Governments are anxious to encourage immigration to the territories under them, and for that end are prepared to give free grants of land, under certain conditions as to settlement.

The Company have secured the grant, under the hand of the Minister of the Interior of the Dominion Government at Ottawa, of *Ten Townships*, EXTENDING TO TWO HUNDRED-AND-FIFTY THOUSAND ACRES, in the Province of Manitoba, or other part of the north-west territory, with right of selecting the exact locality,—the condition of the grant being, that settlement of the land be commenced now, and continued at the moderate rate of 50 families the first year, and 100 each year thereafter. The intention, however, is to take out 200 families next year, and complete the whole in about five years.

In settling the land it is intended to reserve in the hands of the Company, at probably two points in the Company's territory, selected portions of the lands, extending to about one mile square, to form each the site of a town, and two highly eligible sites for towns have, after careful examination on the spot, been fixed upon. The remainder of the Townships having been laid off in farms of 160 acres each, alternate farms will be reserved to the Company, and the remaining farms given as a grant to settlers sent out by the Company. After the lapse of two or three years from the settlement of the major part of the free-grant farms, the reserved farms, extending to about one-half of the entire Territory, would be readily saleable at good prices, depending on situation and quality;—25 to 40 per acre at least could be got for them. Unlike the land in the Province of Ontario, which is heavily timbered, the land in Manitoba is for the most part ready for the plough, the amount of timber not being more than is needed for the use of the settlers, so that it can be easily and rapidly brought under crop, and, on this account, farms in the neighbourhood of settled districts, although altogether unwrought, command good prices, and are easily sold.

By the arrangement made with a settler going out under the auspices of the Company there would be advanced to him—(1) Assistance towards the expense of passage of himself and his family; and (2) A moderate sum (say not more than £50), in shape of seed, implements, stock, and other necessities, to be supplied to him on his arrival at the farm granted to him; in consideration of which the settler would be taken bound—(1) To settle on the farm granted to him, and bring it under cultivation within a certain time; (2) To share with the Company, for five years, the crop raised by him; and (3) To repay during the currency, or at the expiry of the five years, the advances made, with interest thereon. The settler would also be allowed during the same period to cultivate "ou shares," as might be arranged, the whole or part of the alternate reserved farm belonging to the Company.

The carrying out of such an arrangement would yield to the Company a large return on the capital from the following sources:—

- (1) The Interest at six per cent. on the advances made to each settler.
- (2) The Company's Share of the Produce of the Reserved and Settlers' Farms.
- (3) The Sale of the Reserved Farms, which would commence in three or four years after the beginning of the settlement of any district.
- (4) The Sale of Town or Village Lots.

The first two items will amply provide for the expenses of management of the Company, the outlay for assisted passages, and a good dividend from year to year on the capital, *leaving the proceeds of the third and fourth items to be carried to Reserve Fund, and divided from time to time as bonus.*

So soon as any of the town sites become centres of population, and consequently of greatly increased value, there would result a very large profit to the Company; but in the calculations made, this element of profit has not been taken into account. When such an improvement appears, the benefit will not be the less welcome that it has not been counted upon.

In order to the successful working of the Company, particular attention must be paid to the following points, any failure in securing which would militate against the satisfactory results which the scheme of operations, properly carried out, must certainly yield:—

First—The situation and character of the lands selected. The selection of Townships now made has secured to the Company, land second to none in America in fertility, with sufficient water and timber, convenient access and proximity to the projected through routes to the west, and two finely-situated town sites.

Of the ten Townships granted to the Company, eight have now actually been selected,—seven, situated near the confluence of the Assiniboine and Little Saskatchewan Rivers, extend along the north bank of the former river about 20 miles, and along both banks of the latter for a distance of about 33 miles, while the remaining Township lies northwards near the base of the Riding Hills. Two Townships remain still to be selected after some further experience has been obtained.

As an example of the great fertility of Manitoba, as compared with the principal wheat-growing States in the Union, the following will show that even Minnesota, which is confessedly the first in the Union, is greatly behind Manitoba:—

Spring Wheat—	Manitoba,	- - -	40 Bushels per Acre.
Do.,	Minnesota,	- - -	20 do.
Do.,	Wisconsin,	- - -	14 do.
Do.,	Pennsylvania,	- - -	15 do.
Do.,	Ohio,	- - -	15 do.

From the evidence of various parties resident in Manitoba, taken before a Select Committee of the Dominion Senate in 1870, and published by authority of Government, it appears that the actual yield of wheat has ranged from 35 to 63, and in one case 72 bushels per acre; and there is a concurrence of evidence that similar crops have been obtained there for 25 to 40 years continuously, without manuring. The attention of Farmers, contending in Scotland with large rents and poor returns, is specially directed to the advantage of acquiring, in Western Canada, Farms free of rent, and of the most fertile soil.

The following extract from p. 70 of the Government Report on the Assiniboine and Saskatchewan Exploring Expedition, made in 1858, under instruction from the Provincial Secretary, Canada, by Henry Y. Hind, M.A., Professor of Chemistry and Geology in Trinity College, Toronto, refers to the locality in which the selected Townships are situated:—

"On Saturday, 28th August, we arrived at the Little Saskatchewan or Rapid River, which Mr. Dickinson had explored for a distance of one hundred miles from its source. The valley of this river is extremely beautiful and fertile until within a few miles of its junction with the Assiniboine; it offers the most attractive and desirable place for settlement in any part of the country we have explored. The stream abounds in fish, the flats in the valley are covered with the richest herbage; timber, consisting of aspen, poplar, and oak, is abundant; the prairies on either side are clothed with the greatest luxuriance of vegetation; the scenery is very attractive, and the river navigable down stream for canoes and batteaux to the Assiniboine. Where the Rapid River enters the Riding Mountain, balsam and white spruce appear, and our explorations on the east flank of the range showed that large birch, spruce, poplar, and aspen flourished on the summit plateau. Fires here as elsewhere have damaged the forest, which once covered the country. Vast numbers of young oak and aspen are springing up in all directions over the prairie fringing the river near our trail. Birds are very numerous in this region; every lake contained duck, with their young. The aspen groves and willow chumps were alive with grackle and yellow birds congregating in flocks. Humming birds were also observed, as well as the American cuckoo and the solitary thrush."

Second—The selection of suitable parties as settlers for the lands. There will be no difficulty in obtaining a choice of settlers, as there are always large numbers of intending emigrants anxiously enquiring as to the best means of going out, and seeking information as to the state of matters abroad, who would eagerly embrace the opportunity offered by a Company having reliable means of information, able to make a definite arrangement with them, and prepared to give a grant of a selected farm, with other assistance and advice on arriving. Such being the case, particular enquiry can be made as to the character and means of all offering settlers, most of whom would be selected from the country districts, after full information was obtained as to their antecedents. Colonel Shaw's previous connection with the Dominion Emigration Department in Scotland will secure to the Company ample facilities for obtaining the very best class of settlers from this country. A good class of settlers being thus selected—honest and trustworthy, and having something to lose—they may be relied on faithfully to carry out their engagement; while, in case of default on the part of any settler, the laws of the Dominion of Canada afford ample means of enforcing the obligation undertaken by parties so settling on land. Sect. 4 "Amended Emigration Act," provides for this.

Established as proprietors on their several farms, the settlers would enjoy the advantage of having the Company's Township Overseers to refer to for skilled and friendly advice and direction, and their numbers and mutual helpfulness to each other would largely conduce to the prosperity of the entire settlement.

The line of the projected Canadian Pacific Railway passes through Manitoba, and by it the whole traffic and produce of the Great North-West Territory will pass—giving easy and rapid communication with the eastern parts of Canada and the Seaboard.

At present settlers can readily be conveyed to Manitoba by two routes:—1st, From Toronto by rail to Sarnia, thence per steamer to Thunder Bay, on the north-west shore of Lake Superior, thence by Dawson Route to Fort Garry, now Winnipeg, which is ordinarily reached in twelve days from Thunder Bay; or, 2nd, by steamer from Sarnia to Duluth, at the western shore of Lake Superior, thence by rail and steamer to Pembina, which is on the south border of Manitoba and Winnipeg, the capital of the Province.

In starting the Company it is intended to deal with only a limited number of families the first year, say about 200 or thereby; and care will be taken to select men whose character will give a satisfactory tone and standing to the settlement.

The Canada Company of London last year paid a Dividend of £5 per £16 10s. Share, besides a further payment of £4 per Share towards redemption of Capital; or a total return of FIFTY-FOUR per Cent. on the investment. The £12 10s. Shares are now quoted in London Stock List at £99 to £101. The line of operation contemplated by the present Company is, in the main, identical with that so successfully carried out by the Canada Company.

The lands now in right of the Company were granted to Colonel Shaw by the Dominion Government, under an Order in Council, dated 3rd April, 1874, and by an Agreement, dated 19th October, 1874, entered into between Colonel Shaw on the one part, and the Messrs. Lindsay, as acting on behalf of the Company, on the other part, the former makes over to the Company his whole rights, in consideration of £10,000 sterling—half in cash, and half in fully paid-up Shares of the Company. Of the cash amount, £2000 is payable upon £50,000 of the Stock being fully subscribed for, and the balance of £3000 is payable in four equal instalments as each succeeding £50,000 of capital is issued and fully subscribed, while the Shares are to be issued in five successive lots of 100 each (£1000 worth), as each successive sum of £50,000 of Stock is fully subscribed. By this arrangement, the major portion of the payment lies over, and the liability is proportioned to the success of the Company. Colonel Shaw undertakes to pay the whole preliminary expenses, costs of surveying the lands, and charges here or in Canada of every kind, up to the date of the Agreement, so that no claim therefor is competent against the Company. The Agreement lies with the Messrs. Lindsay, at the Registered Office of the Company.

Note.—As a basis for stating the value of crop in the account undernoted, there has been prepared, from skilled information in Canada, a carefully detailed statement, setting forth the acreage, the actual yield in bushels, and the price of the several crops; and the largest deductions to cover every contingency have been made therefrom—the produce of crop calculated upon here being on an average equal to only *one-fourth* of the actual reports:—

First Year—200 Homesteads, Expended in Passages of Settlers, Conveyance to Manitoba, Implements, Seeds, Stock, &c.,	-	-	-	-	-	-	-	-	-	£20,000	0	0
Second Year—200 Homesteads,	-	-	-	-	-	-	-	-	-	20,000	0	0
Sum over both Years—Laying out Settlers' Lots, forming Roads, Buildings for Towns, and for Reserved Capital and Contingencies,	-	-	-	-	-	-	-	-	-	30,000	0	0
										<u>£70,000</u>	0	0

Value of Company's Share of Crop of 200 Homesteads, for 1st year, per detailed Statement, - - - - -	£6,000	0	0
Value of Company's Share of Crop of 200 Homesteads for 1st and 200 for 2nd Year, - - - - -	16,000	0	0
Interest on Advances to 1st Year's Settlers, received 2nd Year, - - -	600	0	0
	<u>£22,600</u>	0	0

Management of Company, including 12 Township Overseers,			
and Costs of Realising Crop for 2 Years,	£8,800	0	0
Allowance for Losses on Crop from default of Settlers, &c.,	3,300	0	0
10 per cent. on £70,000, second year,	7,000	0	0
Reserve Fund,	3,500	0	0
		£22,600	0 0

By the second year, therefore, and supposing that operations were carried out upon a moderate scale, a satisfactory dividend would be obtained; while, by the yearly increasing extent of ground under cultivation, the proceeds of the crops would so rapidly increase as to yield a dividend of 10 per cent. to 15 per cent., and accumulate besides a large reserve fund; but these calculations leave out of view the two most important elements of future profit to the Company—viz., the prospective value of the Company's Reserved Farms, and of the Lots set apart for Town Sites.

Estimating, however, that the ordinary revenue of each year would merely suffice to pay expenses, and give good dividends on the capital, which is taking the most moderate view of the case, and calculating that during the first five years of the Company's operations there were settled two Townships each year, or ten Townships in all, the following is the result arrived at:—

	Acre.
Ten Townships contain	- - - - - 250,000
And would be divided as follows:-	
Granted to Settlers, in alternate Lots,	102,400
Required for Roads,	19,600
Statutory Reserves for Educational and other purposes,	24,000
Reserved to Company, in alternate Lots, for Farms and Town Sites,	100,000
Set apart for Town Lands,	4,000
	<hr/> 250,000

The Ten Townships settle would thus give 100,000 Acres of reserved alternate Lots belonging to the Company, partially brought under cultivation, and producing, at 30s. per acre of price, (which is a low computation,) at the end of the five years, a Capital sum of - £150,000 which would be divisible as Bonus from time to time as the lands were sold.

But the value of the Town Sites set apart, being on an average one mile square, or 640 Acres, and of any Minerals, would be over and above this, and are likely to produce a very much larger sum in profit to the Company. That the Mineral value is of some importance, is rendered most probably by the Report of the Rev. L. Taylor, D.D., as to existence of outcropping seams of coal at localities in the Great Saskatchewan River district, situated 300 miles apart, one of the seams being 25 feet thick. The samples taken from thence have been analysed by Professor E. Haanel, Victoria College, Cobourg, with the following very satisfactory results:—

LOCALITY.	Moisture.	Volatile Matter at Red Heat.	Fixed Carbon.	Ash.
North-West Territory :—				
1st, 100 Miles N.-W. of Edmonton,	11.88	28.66	57.25	2.21
2nd, Belly River, Saskatchewan,	11.41	29.07	56.94	2.58
3rd, Do., do.,	6.60	33.70	53.25	6.36
4th, Saskatchewan River, near Edmonton,	6.89	33.57	50.90	8.64
Maryland, - - - - -	1.25	15.80	73.01	9.74
Pennsylvania, - - - - -	0.82	17.01	68.82	13.35
Virginia, - - - - -	1.64	36.63	50.99	10.74

As an instance of the rapid growth of towns, following upon settlement of immigrants, Winnipeg, in Manitoba, may be cited, which, although four years since a mere post of the Hudson's Bay Company (Fort Garry), has now some four or five thousand inhabitants, with assessable property valued at Three Million Dollars. In July, 1872, the Hudson's Bay Company sold 13 acres land around Winnipeg, realizing 7000 dols, or £108 per acre. At the Hudson's Bay Company's Land Sale, at Winnipeg, on 15th October, 1874, sales of town land, to the value of £20,000 sterling, took place—as much as £130 being obtained for blocks 50 ft. by 100 ft.—555 square yards, or equal to 4s. 8d. per square yard. The two town sites chosen, extending together to 1280 acres, have every prospect of being in three or four years quite as large as Winnipeg now is, and the property of the Company would in that event be immensely enhanced in value.

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MEMORANDUM OF ASSOCIATION OF THE BRITISH CANADIAN LAND AND SETTLEMENT COMPANY, LIMITED.

I. The Name of the Company is "THE BRITISH CANADIAN LAND AND SETTLEMENT COMPANY, LIMITED."

II. The Registered Office of the Company will be situated in Scotland.

III. The Objects for which the Company is established are:—

- (1.) The promotion of Emigration from the British Isles to the Dominion of Canada, and the settlement of the Emigrants on Lands obtained from the Dominion or Provincial Governments.
- (2.) The obtaining from the Government of the Dominion of Canada, or from Provincial Governments, Grants of Townships within the Dominion.
- (3.) The allotment of the Lands so obtained, in Sections, as grants to Emigrants going out under the auspices of the Company—reserving to the Company such Sections and additional Land as may be deemed necessary for Roads, &c., or suitable as sites for Towns, or valuable for other purposes, for future disposal.
- (4.) The assisting of Emigrants settling on the Company's Townships.
- (5.) The appointment of a Board of Directors in Great Britain, with Officials required for the due conduct of the business; and the obtaining of the necessary powers in Canada, by special Act or otherwise, as may be deemed expedient.
- (6.) The acquiring, by purchase or otherwise, such Land and House Property in Canada, or this country, as may be deemed expedient, and the developing of the Mineral or other resources of the Company's Lands.
- (7.) The Selling or Disposing of the Reserved or Acquired Lands.
- (8.) The doing of all such other things as are incidental, or conducive to the attainment of the above objects.

IV. The Liability of the Members is Limited.

V. The Nominal Capital of the Company is £250,000, divided into 25,000 Shares of £10 each; the first issue to be 10,000 Shares, and the remaining Shares to be issued at such times and in such quantities as the Directors may determine. The Company to commence operations as soon as 5000 Shares are subscribed for.

The Articles of Association contained in the Schedule to the Companies' Act, 1862, have been adopted as the Articles of Association of the Company.

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SETTLEMENT COMPANY, LIMITED.

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FIRST ISSUE, 10,000 SHARES.

P R O S P E C T U S .

The Agents:
BROWN, DUNLOP, & LINDSAY,
87 WEST REGENT STREET.
Managers and Secretaries:
W. G. & J. W. LINDSAY.

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